

When recorded return to:
Jerold Everard and Jane Kaplan
33635 South Shore Drive
Mount Vernon, WA 98274



201906210065

06/21/2019 12:32 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038440

CHICAGO TITLE
020038440

STATUTORY WARRANTY DEED

THE GRANTOR(S) Tom Bolser who also appears as Tom L. Bolser and Julie Bolser, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Jerold Everard and Jane Kaplan, a married couple and David Herrman and Jane Stafford, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

LOT 131, BLOCK 1, LAKE CAVANAUGH SUBDIVISION DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS PAGES 49 THROUGH 54, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P66609 / 3938-001-131-0001

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

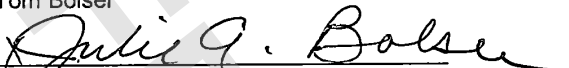
20192467
JUN 21 2019

Amount Paid \$ 18,659.40
Skagit Co. Treasurer
By *HB* Deputy

STATUTORY WARRANTY DEED
(continued)


Dated: June 18, 2019



Tom Bolser

Julie BolserState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Tom Bolser and Julie Bolser are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6/20/19

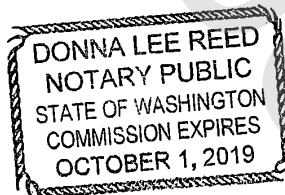
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires: 10/1/2019

EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: March 30, 1937
 Auditor's No(s): 288266, records of Skagit County, Washington
 In favor of: State Division of Forestry
 For: To construct and maintain a road for forest protection purposes

Note: Exact location and extent of easement is undisclosed of record.

2. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: October 17, 1938
 Auditor's No(s): 306699, records of Skagit County, Washington
 In favor of: State Division of Forestry
 For: To construct and maintain a road for forest protection purposes

Note: Exact location and extent of easement is undisclosed of record.

3. Easement, including the terms and conditions thereof, created by instrument(s);
 Recorded: October 3, 1945
 Auditor's No(s): 383721, records of Skagit County, Washington
 In favor of: Puget Sound Pulp and Timber Co., a corporation
 For: Right-of-way

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on LAKE CAVANAUGH SUBDIVISION DIVISION NO. 2:

Recording No: 396262

5. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

EXHIBIT "A"Exceptions
(continued)

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution system
Recording Date: January 19, 1999
Recording No.: 9901190172

7. Waiver including the terms, covenants and provisions thereof

Recording Date: August 18, 1998
Recording No.: 9808180040

8. Native Growth Protection including the terms, covenants and provisions thereof

Recording Date: August 18, 1998
Recording No.: 9808180039

9. Skagit County Conditional Agreement Alternative Sewage System Installations including the terms, covenants and provisions thereof

Recording Date: January 22, 1992
Recording No.: 9212200070

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

11. City, county or local improvement district assessments, if any.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated May 10, 2019
between Jerold Everard & Jane Kaplan David Herrman & Jane Stafford ("Buyer")
Buyer Buyer
and Tom Bolser Julie Bolser ("Seller")
Seller Seller
concerning 33635 S Shore Dr Mount Vernon WA 98274 (the "Property")
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentisign
Jerold Everard Jane Kaplan 05/11/2019
5/11/2019 3:35:51 PM PDT 5/11/2019 3:38:33 PM PDT
Buyer Date

Authentisign
Tom Bolser 05/12/2019
5/12/2019 10:42:40 AM PDT
Seller Date

Authentisign
David C. Herrman Julie Bolser 05/11/2019
5/11/2019 4:00:15 PM PDT 5/11/2019 4:00:15 PM PDT
Buyer Date

Authentisign
Julie Bolser 05/12/2019
5/12/2019 10:45:42 AM PDT
Seller Date